

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: West Shoreline / 1

Last Physical Inspection: 2000

Sales - Improved Analysis Summary:

Number of Sales: 293 (sub-areas 1, 2, 3, 6); 7 (sub-area 4)

Range of Sale Dates: 1/2000 through 12/2001

Sales - Improved Valuation Change Summary (Sub-areas 1, 2, 3, 6):						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$129,300	\$213,200	\$342,500	\$371,300	92.2%	12.70%
2002 Value	\$134,600	\$231,000	\$365,600	\$371,300	98.5%	12.48%
Change	+\$5,300	+\$17,800	+\$23,100		+6.3%	-0.22%
%Change	+4.1%	+8.3%	+6.7%		+6.8%	-1.73%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -0.22% and -1.73% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data (Sub-areas 1, 2, 3, 6):

	Land	Imps	Total
2001 Value	\$135,500	\$205,800	\$341,300
2002 Value	\$141,100	\$223,300	\$364,400
%Change	+4.1%	+8.5%	+6.8%

Population - Improved Parcel Summary Data (Sub-areas 4):

	Land	Imps	Total
2001 Value	\$774,100	\$1,257,900	\$2,032,000
2002 Value	\$808,500	\$1,340,300	\$2,148,800
%Change	+4.4%	+6.6%	+5.7%

Number of improved 1 to 3 family residences in the population: 3257 (sub-areas 1, 2, 3, 6); 81 (sub-area 4).

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Sub-area 4 was analyzed separately due to its unique characteristics. The results showed that including variables for sub-area and above grade living area improved uniformity of assessments in sub-areas 1, 2, 3, and 6. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 6 and for houses with above grade living area between 3001 and 4000 square feet were lower than others and the formula adjusted them upward more than the other parcels.

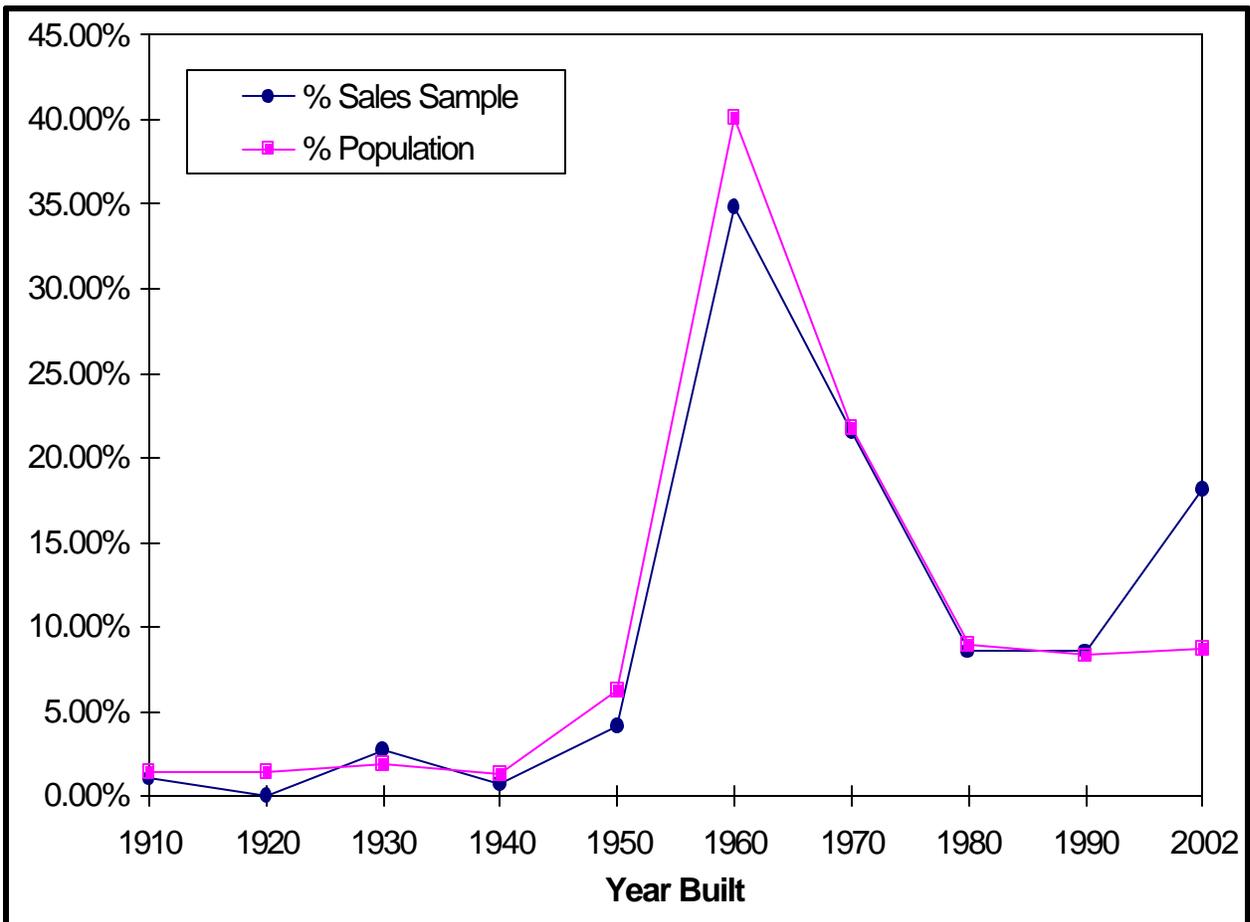
Because of the unique high-end market of sub-area 4 (The Highlands) and the limited number of sales available, regression analysis was not feasible in this sub-area. Nor was it appropriate to include the sales from sub-area 4 in the regression analysis for the remainder of area 1. Therefore it was determined that the best approach was to apply the same adjustment to sub-area 4.

The Annual Update values described in this report improve assessment levels, uniformity and equity; we recommend posting them for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	3	1.02%
1920	0	0.00%
1930	8	2.73%
1940	2	0.68%
1950	12	4.10%
1960	102	34.81%
1970	63	21.50%
1980	25	8.53%
1990	25	8.53%
2002	53	18.09%
	293	

Population		
Year Built	Frequency	% Population
1910	46	1.41%
1920	45	1.38%
1930	61	1.87%
1940	42	1.29%
1950	203	6.23%
1960	1307	40.13%
1970	709	21.77%
1980	291	8.93%
1990	270	8.29%
2002	283	8.69%
	3257	

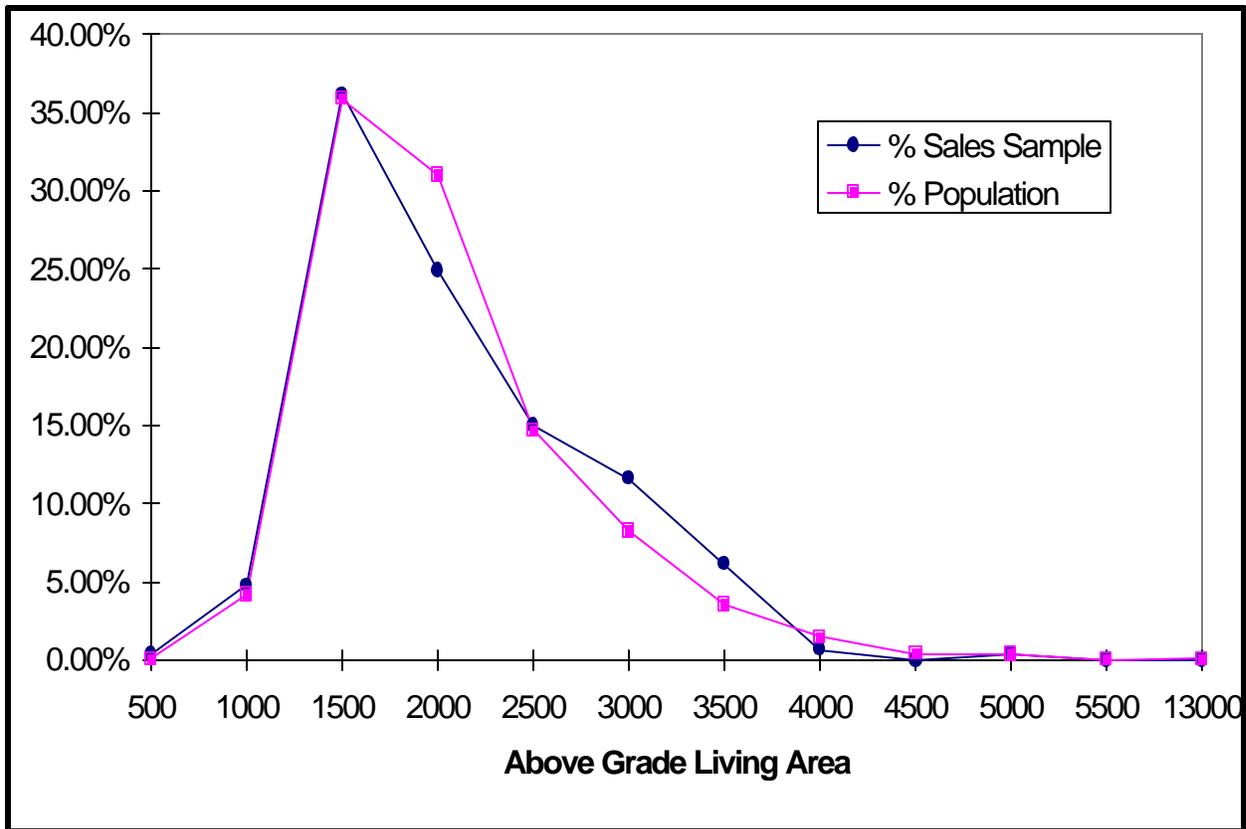


Sales of new homes built in the last twelve years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.34%
1000	14	4.78%
1500	106	36.18%
2000	73	24.91%
2500	44	15.02%
3000	34	11.60%
3500	18	6.14%
4000	2	0.68%
4500	0	0.00%
5000	1	0.34%
5500	0	0.00%
13000	0	0.00%
	293	

Population		
AGLA	Frequency	% Population
500	2	0.06%
1000	137	4.21%
1500	1169	35.89%
2000	1011	31.04%
2500	478	14.68%
3000	270	8.29%
3500	115	3.53%
4000	48	1.47%
4500	13	0.40%
5000	11	0.34%
5500	1	0.03%
13000	2	0.06%
	3257	

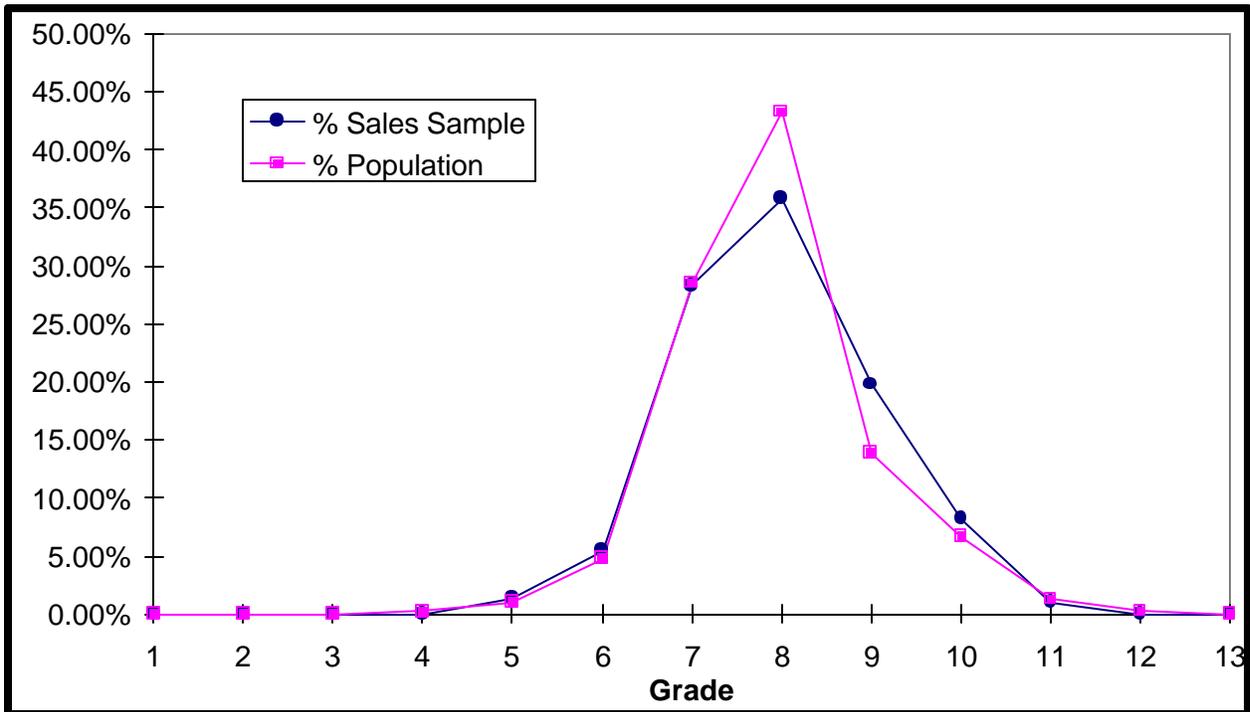


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

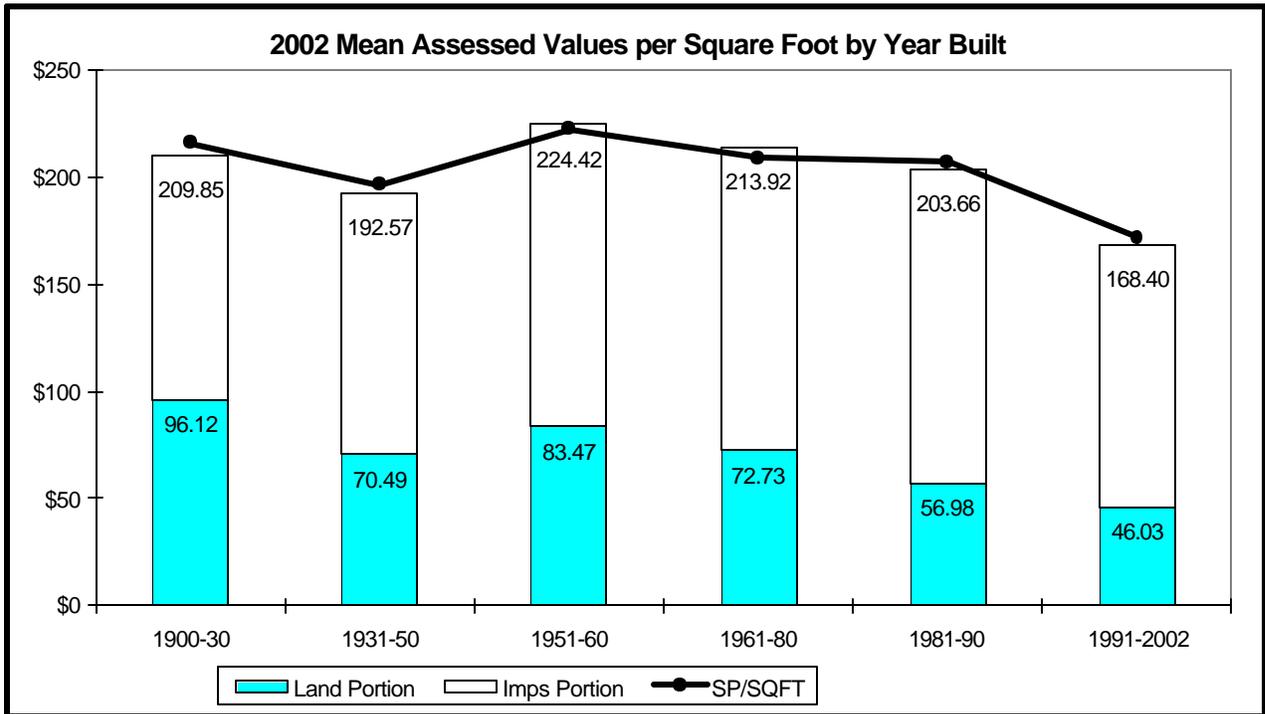
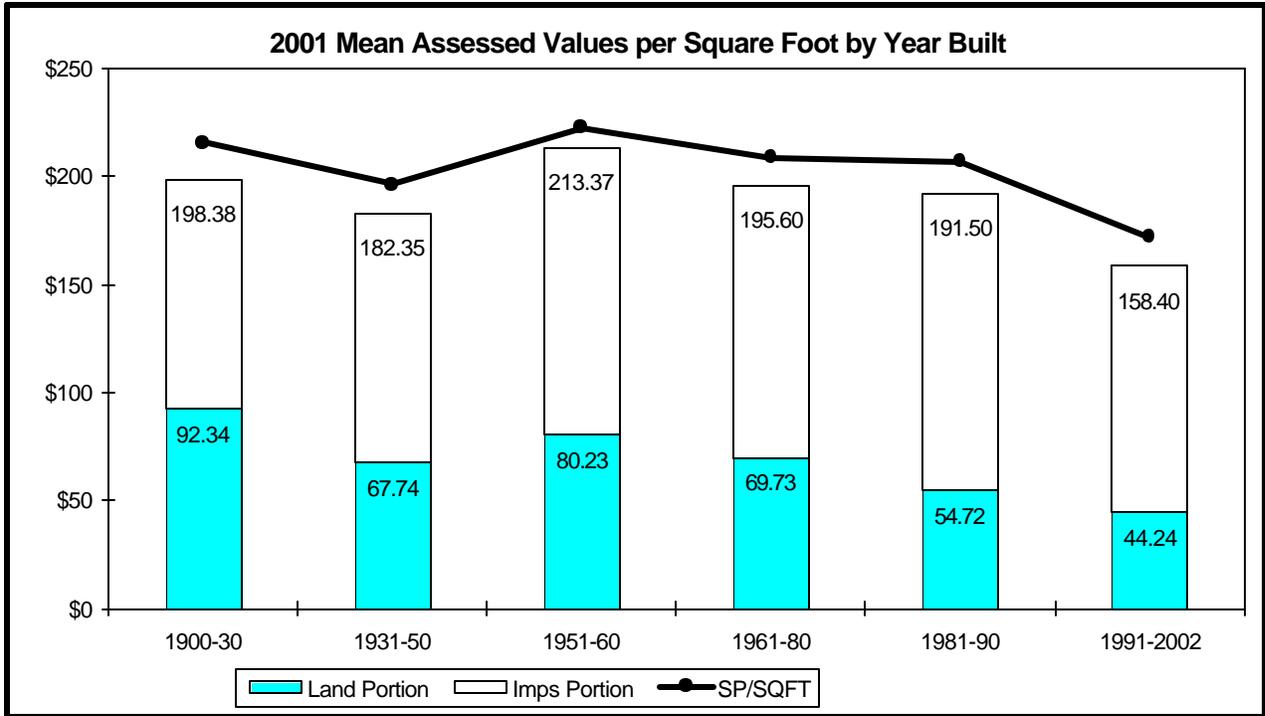
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	1.37%
6	16	5.46%
7	83	28.33%
8	105	35.84%
9	58	19.80%
10	24	8.19%
11	3	1.02%
12	0	0.00%
13	0	0.00%
	293	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	8	0.25%
5	34	1.04%
6	155	4.76%
7	929	28.52%
8	1410	43.29%
9	451	13.85%
10	217	6.66%
11	43	1.32%
12	9	0.28%
13	0	0.00%
	3257	



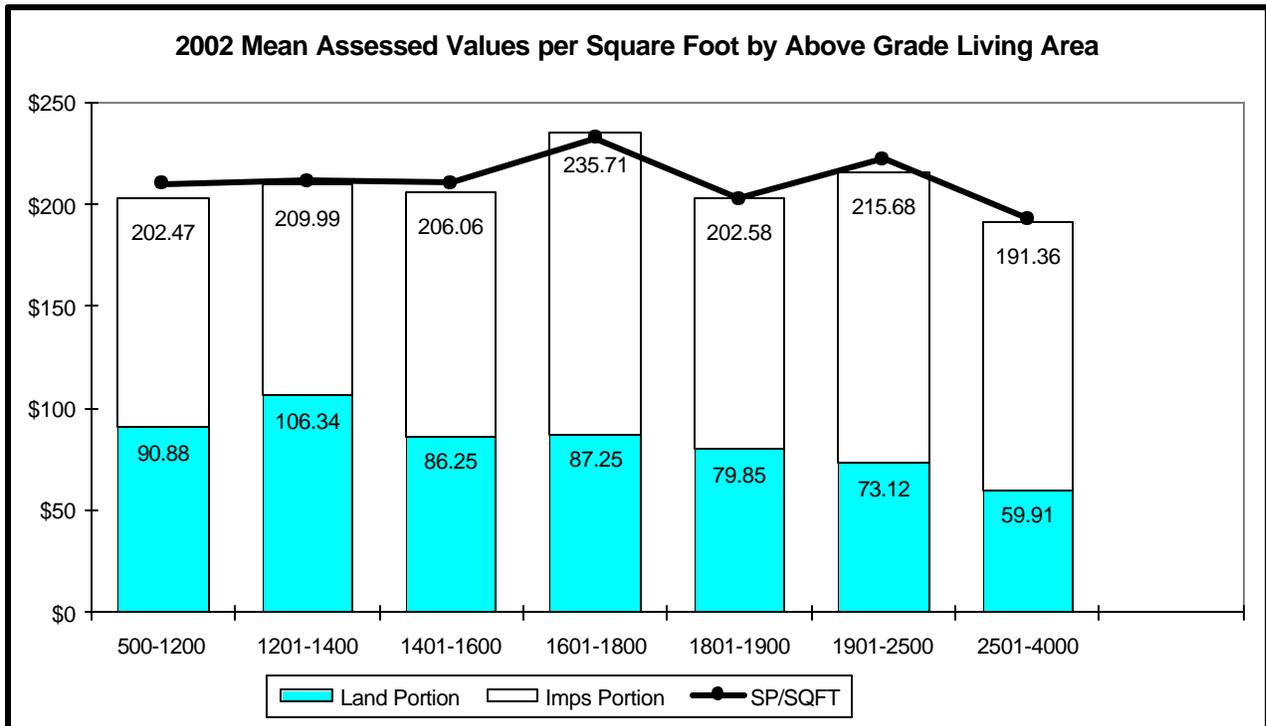
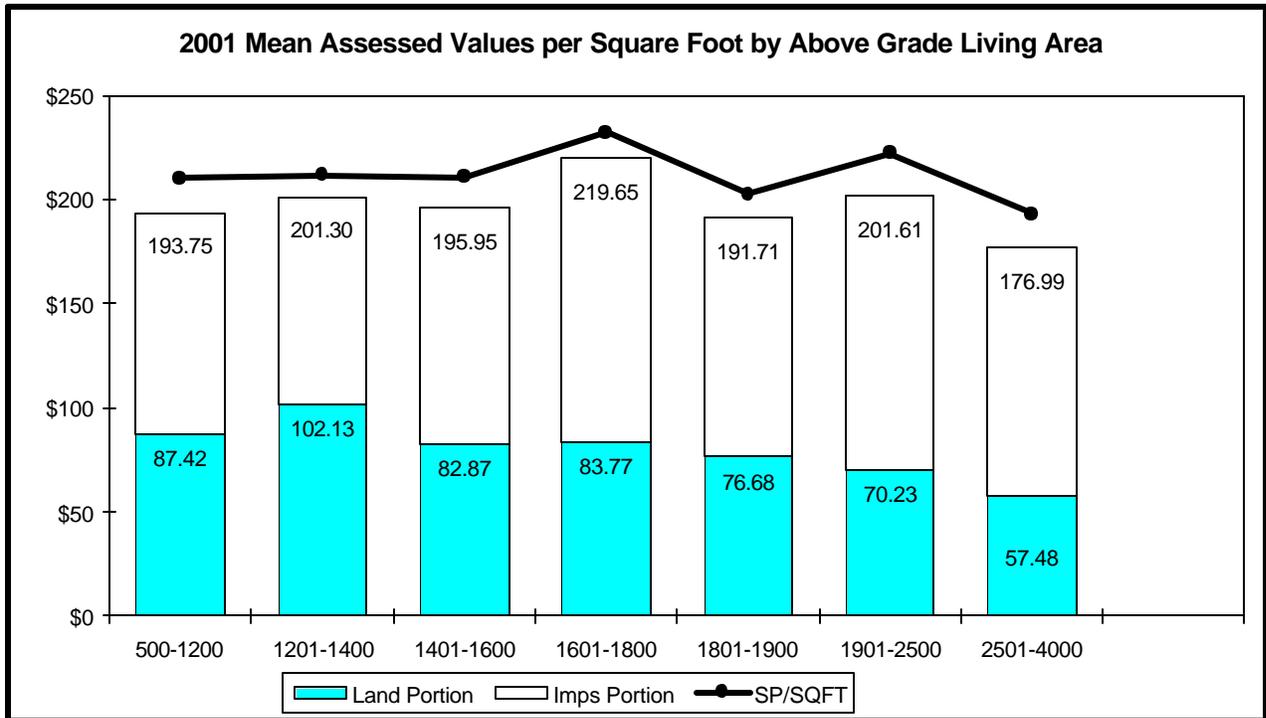
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



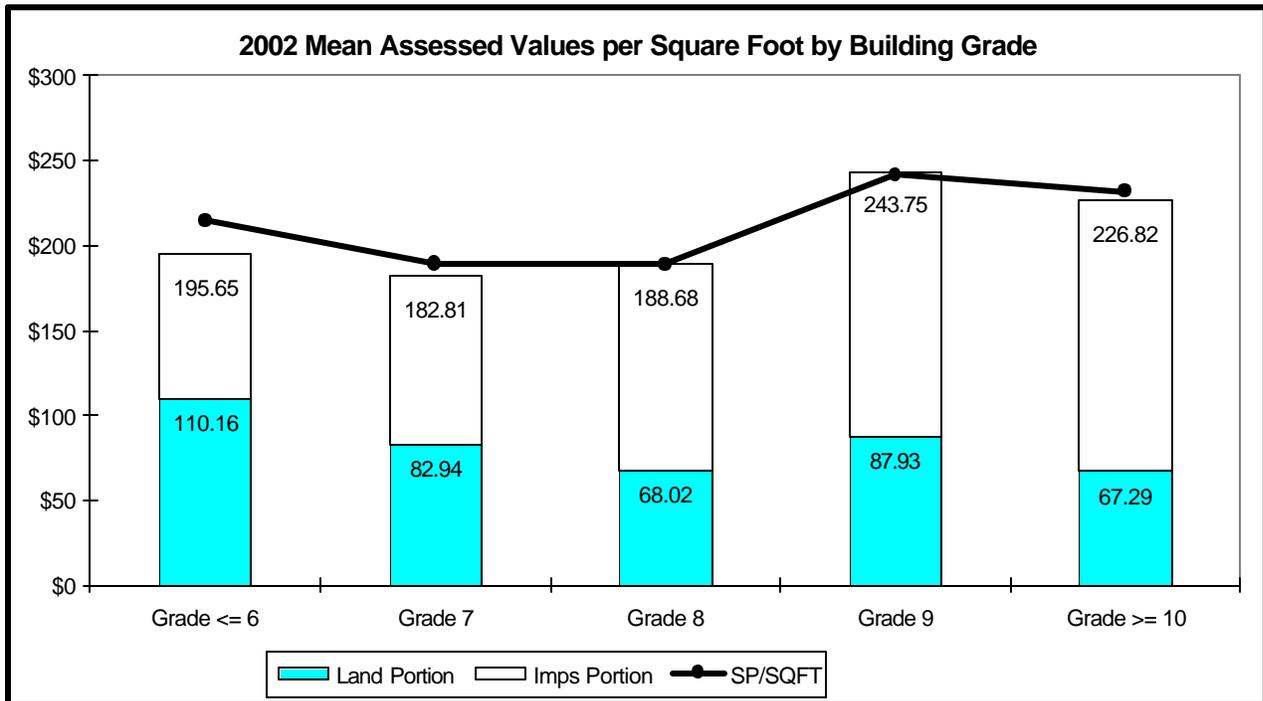
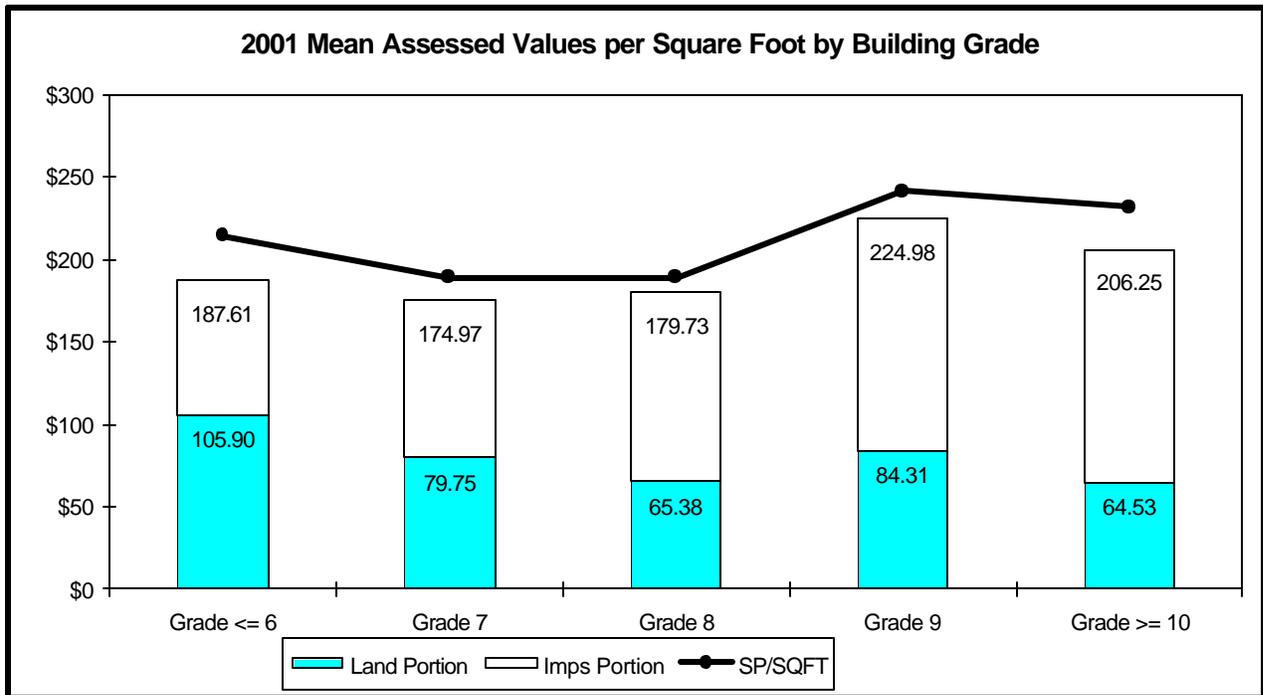
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. There are only 20 grade 6 or lower houses in the sale sample. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/4/2000 through 12/20/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales removed list

See the attached sales available and sales removed lists at the end of this report for more detailed information.

Land update

There were not enough land sales to derive a market adjustment for land based on vacant land sales only. Based on the overall change of the improved population, an overall market adjustment was derived for sub-areas 1, 2, 3, and 6. This resulted in an overall increase of 4.1% in land assessments for 2001. The same adjustment of 4.1% was applied to sub-area 4.

2002 Land Value = 2001 Land Value x 1.041, with the results rounded-down to the next \$1000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 293 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression with the 2001 assessment ratio (assessed value/sale price) being the dependent variable.

Sub-area 4 was analyzed separately due to its unique characteristics. The results showed that including variables for sub-area and above grade living area improved uniformity of assessments in sub-areas 1, 2, 3, and 6. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 6 and for houses with above grade living area between 3001 and 4000 square feet were lower than others and the formula adjusted them upward more than the other parcels.

Because of the unique high-end market of sub-area 4 (The Highlands) and the limited number of sales available, regression analysis was not feasible in this sub-area. Nor was it appropriate to include the sales from sub-area 4 in the regression analysis for the remainder of area 1. Therefore it was determined that the best approach was to apply the same adjustment to sub-area 4.

The derived adjustment formula is:

For sub-areas 1, 2, 3, 6:

$$\mathbf{2002\ Total\ Value = 2001\ Total\ Value / (0.9568675 - 0.05046251\ (if\ Sub-area = 6) - 0.05816371\ (if\ 3001\ SF \leq AGLA \leq 4000\ SF))}$$

For sub-area 4:

$$\mathbf{2002\ Total\ Value = 2001\ Total\ Value * 1.067}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\mathbf{2002\ Improvements\ Value = 2002\ Total\ Value\ minus\ 2002\ Land\ Value}$$

An explanatory adjustment table is included in this report on page 11.

Other:

- ✚ If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value * 1.067 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
- ✚ If a house and mobile home exist, the formula derived from the house is used.
- ✚ If “accessory improvements only**”, then: 2002 Total Value = 2001 Total Value * 1.067 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. **These include parcels with houses that have no characteristics data in the Assessor’s database.
- ✚ If vacant parcels (no improvements value), only the land adjustment applies.
- ✚ Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- ✚ If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.
- ✚ Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before” and “after” comparison graphs appear later in this report.

Area 1 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.5%

Above Grade Living Area

3001-4000

% Adjustment

6.8%

Subarea

6

% Adjustment

4.0%

Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a house in subarea 6 would *approximately* receive a 8.5% *upward* adjustment (4.5% + 4.0% for the overall and subarea respectively).

There are 679 houses in subarea 6, and 182 houses with above grade living area between 3001 and 4000 square feet.

About 96% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2002 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	60	0.948	0.998	5.4%	0.960	1.037
2	83	0.936	0.983	5.0%	0.961	1.005
3	98	0.953	0.994	4.3%	0.971	1.017
4	7	0.760	0.811	6.7%	0.524	1.098
6	52	0.868	0.968	11.5%	0.928	1.008
ViewY/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	193	0.935	0.991	6.0%	0.975	1.008
Y	107	0.869	0.933	7.4%	0.904	0.963
Traffic Noise	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	269	0.897	0.958	6.8%	0.942	0.974
Y	31	0.939	0.995	6.0%	0.949	1.040
Water-front	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	298	0.902	0.962	6.7%	0.947	0.977
Y	2	0.810	0.871	7.5%	-1.762	3.503
Lotsize	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<3000	3	0.848	0.884	4.3%	0.725	1.043
3000-5000	2	0.894	0.933	4.4%	-0.290	2.156
5001-8000	126	0.940	0.989	5.2%	0.968	1.010
8001-12000	82	0.951	0.994	4.6%	0.969	1.020
12001-16000	27	0.923	0.993	7.6%	0.937	1.048
16001-20000	17	0.893	0.986	10.4%	0.919	1.052
20001-30000	29	0.908	1.001	10.3%	0.948	1.055
30001-43559	7	0.793	0.879	10.9%	0.715	1.044
>43559	7	0.760	0.811	6.7%	0.524	1.098
Year Built or Renovated	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1910	3	0.811	0.846	4.3%	0.487	1.205
1921-1930	8	0.847	0.884	4.4%	0.776	0.991
1931-1940	3	0.669	0.712	6.4%	0.273	1.151
1941-1950	12	0.900	0.969	7.6%	0.892	1.046
1951-1960	103	0.948	1.006	6.1%	0.981	1.031
1961-1970	64	0.928	0.985	6.2%	0.957	1.013
1971-1980	26	0.882	0.930	5.4%	0.875	0.986
1981-1990	26	0.924	1.016	10.1%	0.963	1.070
1991-2000	49	0.865	0.923	6.8%	0.881	0.966
>2000	6	0.916	0.985	7.6%	0.864	1.105

Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2002 weighted mean is 0.985.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
5	4	0.836	0.872	4.2%	0.627	1.116
6	16	0.881	0.919	4.3%	0.860	0.979
7	83	0.928	0.970	4.5%	0.943	0.996
8	105	0.949	0.996	5.0%	0.974	1.018
9	59	0.946	1.026	8.4%	0.993	1.059
10	26	0.836	0.916	9.6%	0.839	0.993
11	4	0.799	0.881	10.2%	0.569	1.193
12	2	0.709	0.757	6.7%	-0.660	2.173
13	1	0.741	0.790	6.7%	N/A	N/A
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Average	246	0.931	0.993	6.6%	0.978	1.008
Good	39	0.846	0.905	7.0%	0.849	0.961
Very Good	15	0.758	0.815	7.6%	0.718	0.912
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	193	0.929	0.986	6.1%	0.968	1.004
1.5	21	0.899	0.957	6.5%	0.892	1.023
2	82	0.882	0.951	7.8%	0.921	0.981
2.5	3	0.671	0.713	6.3%	0.394	1.032
3	1	1.096	1.144	4.4%	N/A	N/A
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	5	0.883	0.920	4.1%	0.735	1.104
801-1000	10	0.906	0.945	0.044	0.866	1.025
1001-1500	106	0.930	0.972	4.4%	0.951	0.992
1501-2000	73	0.942	1.001	6.3%	0.969	1.033
2001-2500	44	0.952	1.015	6.6%	0.976	1.053
2501-3000	35	0.928	0.989	6.6%	0.956	1.023
3001-4000	20	0.835	0.952	14.1%	0.878	1.027
4001-5000	5	0.803	0.862	7.2%	0.408	1.315
>5000	2	0.699	0.746	6.7%	0.150	1.342

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/1	Lien Date: 1/1/2001	Date of Report: 8/29/2002	Sales Dates: 1/00 - 12/01
Area 1	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	293
Mean Assessed Value	342,500
Mean Sales Price	371,300
Standard Deviation AV	152,599
Standard Deviation SP	193,318

ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.944
Median Ratio	0.941
Weighted Mean Ratio	0.922

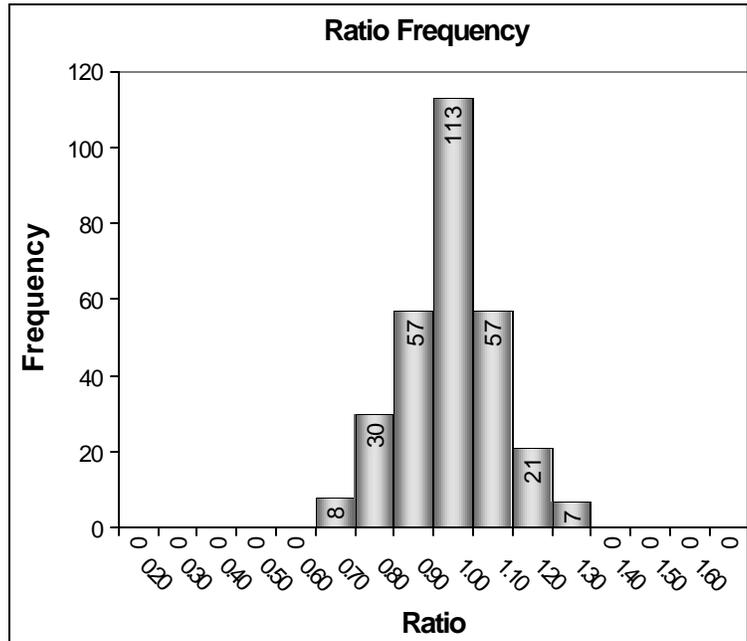
UNIFORMITY	
Lowest ratio	0.612
Highest ratio:	1.263
Coefficient of Dispersion	9.80%
Standard Deviation	0.120
Coefficient of Variation	12.70%
Price Related Differential (PRD)	1.023

RELIABILITY	
95% Confidence: Median	
Lower limit	#NAME?
Upper limit	#NAME?
95% Confidence: Mean	
Lower limit	0.930
Upper limit	0.958

SAMPLE SIZE EVALUATION	
n (population size)	3257
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.120
Recommended minimum:	23
Actual sample size:	293
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	149
# ratios above mean:	144
z:	0.292
Conclusion:	Normal*

*i.e. no evidence of non-normality



COMMENTS:

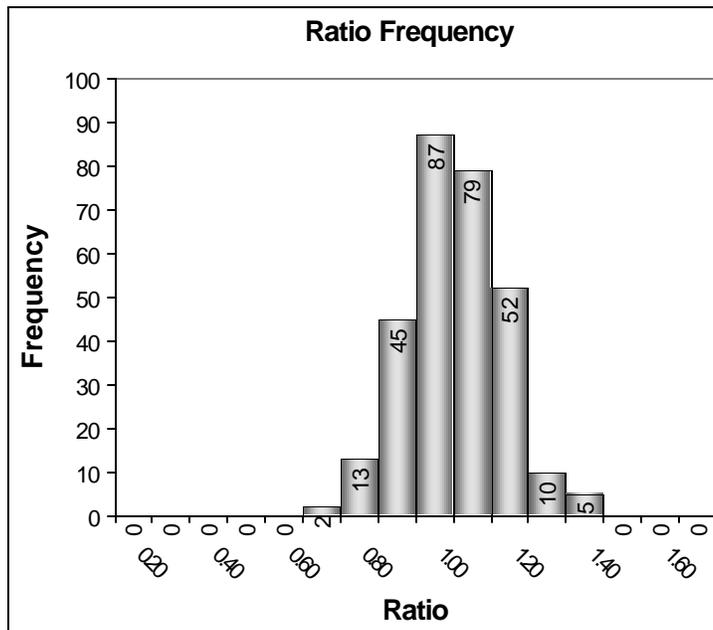
1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/1	Lien Date: 1/1/2002	Date of Report: 8/29/2002	Sales Dates: 1/00- 12/01
Area 1	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	293
Mean Assessed Value	365,600
Mean Sales Price	371,300
Standard Deviation AV	172,469
Standard Deviation SP	193,318
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.998
Median Ratio	1.000
Weighted Mean Ratio	0.985
UNIFORMITY	
Lowest ratio	0.680
Highest ratio:	1.319
Coefficient of Dispersion	9.80%
Standard Deviation	0.125
Coefficient of Variation	12.48%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	#NAME?
Upper limit	#NAME?
95% Confidence: Mean	
Lower limit	0.984
Upper limit	1.013
SAMPLE SIZE EVALUATION	
n (population size)	3257
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.125
Recommended minimum:	25
Actual sample size:	293
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	143
# ratios above mean:	150
z:	0.409
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis
Area 1
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	727810	0205	5/24/01	227000	920	0	5	1925	4	3750	Y	N	19616 RICHMOND BEACH DR NW
1	727870	0270	6/27/00	193000	1100	0	6	1951	3	7200	Y	N	2028 NW 196TH PL
1	727810	0045	6/6/01	240000	1390	0	6	1930	4	5640	Y	N	2625 NW 198TH ST
1	728490	0030	10/1/01	579500	1750	0	6	1923	4	6720	Y	N	19131 RICHMOND BEACH DR NW
1	728490	0030	6/13/00	566000	1750	0	6	1923	4	6720	Y	N	19131 RICHMOND BEACH DR NW
1	727710	0200	2/2/00	216000	1860	0	6	1900	3	7200	Y	N	2322 NW 196TH ST
1	727710	0280	11/1/01	225000	910	0	7	1954	3	7200	Y	N	2414 NW 196TH ST
1	728030	0296	6/7/01	270000	1320	0	7	1954	3	6250	Y	N	2003 NW 201ST ST
1	727810	0085	5/31/01	389900	1340	590	7	1979	3	5400	Y	N	2600 NW 197TH ST
1	727810	0510	6/22/00	863834	1340	870	7	1948	3	12173	Y	Y	19707 27TH AV NW
1	728490	0750	8/10/00	200000	1370	0	7	1953	3	9000	N	N	19333 20TH AV NW
1	727710	0260	9/24/01	320000	1430	400	7	1955	3	7200	Y	N	2403 NW 197TH ST
1	727710	0625	8/16/00	330000	1480	0	7	1910	4	7200	Y	N	2527 NW 194TH PL
1	727870	0345	7/11/01	290000	1490	100	7	1928	5	8050	Y	N	19720 21ST AV NW
1	727710	0295	4/25/00	238500	1570	0	7	2002	3	7200	Y	N	2432 NW 196TH ST
1	727710	0740	5/15/01	435000	2230	0	7	1908	5	7200	Y	N	2312 NW 193RD PL
1	728490	0080	1/19/00	375000	2570	0	7	1994	3	5670	Y	N	19212 RICHMOND BEACH DR NW
1	728030	0280	1/17/01	390000	2930	0	7	1952	5	7960	Y	N	20104 21ST AV NW
1	728030	0026	5/24/00	350000	1290	550	8	1953	3	12140	Y	N	20133 21ST PL NW
1	022603	9235	2/29/00	320000	1320	470	8	1976	3	7200	Y	N	2320 NW 199TH ST
1	022603	9014	4/19/01	394950	1350	1260	8	1960	3	11287	Y	N	2312 NW 199TH ST
1	727710	0147	3/7/00	295000	1380	800	8	1952	4	6600	Y	N	19702 24TH AV NW
1	022603	9232	8/28/00	324950	1410	600	8	1959	3	6716	Y	N	2454 NW 198TH ST
1	115880	0090	12/20/00	245950	1440	0	8	1966	3	12800	Y	N	20220 23RD PL NW
1	115880	0080	3/10/00	349000	1470	600	8	1966	3	7830	Y	N	20222 23RD PL NW
1	727710	0245	5/18/01	320000	1480	400	8	1965	3	7200	Y	N	2417 NW 197TH ST
1	728030	0380	6/14/01	325000	1490	940	8	1968	3	7800	Y	N	20218 24TH AV NW
1	115880	0010	8/30/00	320000	1560	900	8	1965	3	7739	Y	N	20236 23RD PL NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	Vie w	Water-front	Situs Address
1	115880	0070	7/25/01	387500	1590	770	8	1965	3	8214	Y	N	20224 23RD PL NW
1	727710	0480	4/29/00	389000	1700	810	8	1948	5	10460	Y	N	2326 NW 194TH PL
1	728030	0165	3/10/00	328500	1720	0	8	1954	3	20820	N	N	2154 NW 204TH ST
1	727710	0316	11/15/00	410000	1750	780	8	1993	3	7800	Y	N	19540 26TH AV NW
1	727710	0105	8/7/00	417000	1760	1570	8	1971	3	7200	Y	N	2315 NW 198TH ST
1	728030	0095	2/15/01	425000	1890	400	8	1967	3	10810	Y	N	20107 21ST PL NW
1	022603	9172	9/25/00	550000	2030	1700	8	1951	3	31668	Y	N	2621 NW 205TH ST
1	727710	0681	4/4/00	389000	2130	910	8	1984	3	7200	Y	N	19312 25TH AV NW
1	728030	0337	3/26/01	375000	2460	0	8	1993	3	8400	Y	N	2173 NW 201ST ST
1	115880	0060	5/18/01	381500	2610	0	8	1964	4	8470	Y	N	20226 23RD PL NW
1	687380	0030	8/30/01	486000	1500	850	9	1977	3	7905	Y	N	2636 NW 202ND PL
1	728490	0235	8/27/01	524000	1680	840	9	1971	3	7200	Y	N	2547 NW 191ST PL
1	715420	0060	6/6/00	470000	1950	1490	9	1982	3	8242	Y	N	20207 21ST PL NW
1	022603	9343	12/14/01	440000	2210	500	9	1983	3	9936	Y	N	20103 24TH AV NW
1	728030	0107	2/7/01	475000	2250	1940	9	2000	3	6023	Y	N	2132 NW 201ST ST
1	727870	0137	8/2/00	367500	2290	380	9	1972	3	7200	Y	N	2120 NW 195TH ST
1	022603	9312	9/5/01	545000	2460	0	9	1978	3	8235	Y	N	20221 RICHMOND BEACH DR NW
1	727870	0141	11/1/01	400000	2470	1390	9	1975	3	8640	N	N	19514 21ST PL NW
1	728030	0103	5/3/00	560000	2900	840	9	1999	3	5038	Y	N	2130 NW 201ST ST
1	715420	0070	4/12/00	516000	2970	1000	9	1979	3	8029	Y	N	20201 21ST PL NW
1	727870	0134	8/2/01	520000	2970	0	9	2000	3	7200	Y	N	19510 22ND AV NW
1	727710	0445	8/10/01	570000	3550	0	9	1997	3	5067	Y	N	2341 NW 196TH ST
1	728030	0152	6/22/00	399950	1830	1670	10	1988	3	20328	Y	N	2320 NW 204TH ST
1	728490	0535	2/13/01	445000	2230	650	10	1989	3	7680	Y	N	19055 21ST AV NW
1	728030	0270	5/23/00	485000	2340	710	10	1994	3	7780	Y	N	20116 21ST AV NW
1	022603	9309	9/10/01	742000	2820	1200	10	1995	3	16598	Y	N	20229 24TH AV NW
1	728030	0495	5/18/00	439500	2860	0	10	2000	3	6225	Y	N	19914 24TH AV NW
1	728030	0430	6/5/00	480000	3010	0	10	1990	3	7800	N	N	20150 24TH AV NW
1	728030	0425	3/8/00	469950	3020	0	10	1990	3	7800	Y	N	20156 24TH AV NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	022603	9368	7/16/01	945000	3210	0	10	1996	3	13603	Y	N	20225 24TH AV NW
1	022603	9339	8/25/00	625000	3400	1240	10	1991	3	7226	Y	N	20406 25TH AV NW
1	727810	0375	8/1/01	1250000	3720	0	11	1995	3	6486	Y	Y	19561 27TH AV NW
2	012603	9676	9/21/01	169950	460	0	5	1990	3	6847	N	N	1412 NW 197TH ST
2	022603	9079	4/27/01	168000	650	0	5	1927	4	8270	N	N	20003 15TH AV NE
2	022603	9078	7/6/00	200000	990	0	6	1948	3	20007	N	N	20215 15TH AV NW
2	012603	9236	3/8/01	202000	1090	0	6	1946	3	10800	N	N	19518 15TH AV NW
2	275930	0005	11/15/01	224575	1030	580	7	1959	3	7500	N	N	1410 NW 195TH ST
2	022603	9244	4/12/00	210000	1080	530	7	1959	3	6875	N	N	1722 NW 192ND ST
2	275890	0005	3/2/01	225000	1180	0	7	1958	3	7859	N	N	1626 NW 197TH ST
2	275890	0010	9/1/00	207000	1230	0	7	1955	3	7855	N	N	1620 NW 197TH ST
2	550010	0130	6/21/01	264250	1230	360	7	1966	3	9142	N	N	1435 NW 204TH PL
2	422720	0060	1/24/00	255000	1300	490	7	1960	3	10500	N	N	1457 NW 191ST ST
2	275950	0100	1/23/01	207500	1330	0	7	1958	3	8272	N	N	19909 18TH AV NW
2	012603	9348	7/24/01	216000	1350	300	7	1956	3	16020	N	N	1265 NW RICHMOND BEACH RD
2	729170	0040	6/13/01	265000	1410	600	7	1955	3	9039	N	N	1810 NW 197TH ST
2	022603	9230	3/27/00	267000	1420	800	7	1968	3	10600	N	N	1539 NW 200TH ST
2	761870	0030	6/1/01	350000	1430	0	7	1955	3	15500	Y	N	19023 11TH AV NW
2	022603	9132	5/19/00	345000	1470	0	7	1926	4	13200	N	N	1511 NW 200TH ST
2	275890	0030	2/18/00	226000	1470	0	7	1955	4	8375	N	N	1603 NW 197TH ST
2	012603	9102	11/28/01	249950	1480	810	7	1933	4	7470	N	N	1416 NW 197TH ST
2	012603	9589	8/3/00	273000	1500	440	7	1990	3	9504	N	N	1452 NW 197TH ST
2	022603	9155	2/9/01	175000	1610	0	7	1952	3	8250	N	N	19916 20TH AV NW
2	729170	0010	12/19/00	219900	1770	0	7	1955	3	9059	N	N	1844 NW 197TH ST
2	022603	9067	3/20/00	269500	2430	0	7	1987	3	7741	N	N	20414 20TH AV NW
2	211090	0110	10/23/00	402550	1170	1020	8	1960	3	10919	Y	N	19827 10TH AV NW
2	022603	9286	4/10/01	280000	1210	570	8	1968	3	7234	N	N	20028 17TH AV NW
2	275980	0075	7/6/01	265000	1260	680	8	1958	3	8222	N	N	1670 NW 204TH ST
2	183730	0160	9/26/00	271500	1270	520	8	1968	3	7150	N	N	20006 13TH PL NW

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2	275970	0010	7/7/00	255950	1290	0	8	1958	3	9364	N	N	1836 NW 204TH ST
2	183701	0030	4/24/00	310050	1400	730	8	1972	3	7605	N	N	814 NW 193RD ST
2	012603	9556	8/22/00	312500	1410	1050	8	1975	3	12000	N	N	1426 NW 198TH PL
2	550000	0100	8/23/01	318000	1410	1180	8	1966	3	7301	N	N	20411 12TH AV NW
2	275980	0100	11/29/01	319950	1420	630	8	1961	3	7720	Y	N	20308 17TH AV NW
2	275980	0035	10/19/01	355000	1430	800	8	1959	4	8314	N	N	20432 16TH PL NW
2	664990	0150	4/19/00	293000	1450	1200	8	1953	3	13440	N	N	20068 10TH AV NW
2	278200	0090	9/18/01	280000	1480	900	8	1959	3	8010	N	N	1609 NW 191ST ST
2	275950	0065	12/11/00	235000	1510	0	8	1959	3	8270	N	N	19810 19TH AV NW
2	550010	0020	1/4/00	220000	1530	0	8	1966	3	7936	N	N	1437 NW 205TH ST
2	801800	0310	8/3/00	315950	1530	880	8	1966	3	7850	N	N	1123 NW 196TH ST
2	211090	0015	9/28/01	295000	1540	810	8	1965	3	7875	N	N	19812 12TH AV NW
2	211090	0020	10/13/00	272000	1560	280	8	1965	3	7942	N	N	19804 12TH AV NW
2	761870	0011	6/29/01	312000	1560	900	8	1961	3	11044	N	N	19121 12TH AV NW
2	801800	0150	3/24/01	287000	1560	1200	8	1967	3	7726	Y	N	19716 11TH AV NW
2	509630	0180	6/2/00	259950	1630	0	8	1996	3	2299	N	N	1443 NW 202ND LN
2	183701	0060	12/12/00	370000	1640	1250	8	1970	3	8165	Y	N	832 NW 193RD ST
2	022603	9277	7/6/00	319950	1650	1000	8	1967	3	9662	N	N	20207 15TH AV NW
2	278200	0095	6/30/00	260000	1660	450	8	1959	3	7210	N	N	1613 NW 191ST ST
2	801800	0020	4/17/00	278000	1680	840	8	1965	3	7770	N	N	19712 12TH AV NW
2	509630	0030	11/8/00	283950	1800	0	8	1997	3	1950	N	N	1442 NW 202ND LN
2	664990	0301	5/3/00	334500	1800	500	8	1961	3	18540	N	N	20221 10TH AV NW
2	012603	9555	4/5/01	300000	1850	1520	8	1972	3	9048	Y	N	836 NW 190TH ST
2	509630	0300	10/30/00	310000	1850	0	8	1997	3	3847	N	N	1444 NW 202ND LN
2	509630	0010	6/22/01	315000	1870	0	8	1997	3	2550	N	N	1441 NW 202ND LN
2	275950	0030	6/2/00	267000	1970	0	8	1957	3	11089	N	N	19851 19TH AV NW
2	664990	0210	5/15/00	267500	2120	0	8	1966	4	7594	N	N	19825 8TH AV NW
2	022603	9367	4/20/00	295000	2150	0	8	1994	3	7260	N	N	19718 20TH AV NW
2	664990	0060	9/11/00	385000	2160	0	8	1956	3	22050	N	N	20051 8TH AV NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	380770	0050	6/20/00	310000	2170	1000	8	1971	3	7585	N	N	1605 NW 198TH ST
2	012603	9661	6/8/01	325000	2270	0	8	1997	3	5040	N	N	19514 15TH AV NW
2	012603	9661	5/18/00	297000	2270	0	8	1997	3	5040	N	N	19514 15TH AV NW
2	012603	9653	6/26/01	405000	2350	0	8	1997	3	6982	N	N	19341 8TH AV NW
2	012603	9653	4/17/00	387000	2350	0	8	1997	3	6982	N	N	19341 8TH AV NW
2	664990	0183	12/6/00	335000	2360	0	8	1997	3	6701	N	N	817 NW 200TH ST
2	509900	0030	4/5/00	299000	2490	0	8	1965	3	7763	N	N	1606 NW 198TH ST
2	183730	0340	7/5/01	352500	2620	0	8	1968	3	7200	N	N	1408 NW 201ST ST
2	801970	0080	8/17/01	354000	2640	0	8	1975	3	10500	N	N	811 NW 197TH ST
2	664990	0193	4/18/01	430000	2850	0	8	1997	3	7951	N	N	823 NW 200TH ST
2	645390	0080	6/2/00	440000	1240	1240	9	1975	3	12400	Y	N	1022 NW 196TH ST
2	801970	0130	5/5/00	439000	1740	1740	9	1975	3	14450	Y	N	19634 10TH TER NW
2	183730	0260	8/22/01	287000	1800	0	9	1968	3	7291	N	N	1315 NW 201ST ST
2	664990	0213	6/20/01	440000	2360	550	9	2000	3	7387	N	N	19827 8TH AV NW
2	664990	0214	11/12/01	419850	2360	550	9	2000	3	7277	N	N	19829 8TH AV NW
2	761870	0101	11/13/01	513130	2530	370	9	1995	3	15927	N	N	19324 12TH AV NW
2	664990	0239	6/27/00	469950	2620	0	9	1999	3	7556	Y	N	965 NW 198TH PL
2	012603	9075	3/13/01	495000	2800	940	9	2001	3	5297	N	N	19714 15TH AV NW
2	664990	0245	3/8/00	490000	2920	0	9	1999	3	5465	Y	N	970 NW 198TH PL
2	664990	0240	2/17/00	559950	2950	0	9	1999	3	6280	Y	N	980 NW 198TH PL
2	211090	0086	7/14/00	470000	3000	220	9	1978	3	12430	Y	N	19828 10TH PL NW
2	664990	0050	4/24/00	440000	3030	0	9	1989	3	15750	N	N	20059 8TH AV NW
2	012603	9674	11/17/00	450000	3040	0	9	2000	3	6415	N	N	1431 NW 197TH ST
2	664990	0237	1/10/00	569950	3080	0	9	1999	3	7359	Y	N	985 NW 198TH PL
2	329880	0100	3/13/01	474900	3100	0	9	2000	3	16852	N	N	20408 12TH AV NW
2	664990	0247	4/13/00	507500	3120	0	9	1999	3	7556	Y	N	960 NW 198TH PL
2	012603	9673	6/12/00	444303	3290	0	9	2000	3	5585	N	N	1444 NW 197TH ST
2	012603	9159	9/21/01	590000	2640	1920	10	1977	3	19040	Y	N	1023 NW 190TH ST
3	122603	9031	8/14/00	171500	850	0	5	1937	3	7464	N	N	17817 PALATINE AV N

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3	728230	0215	9/7/01	196600	770	0	6	1953	3	7300	N	N	118 N 181ST ST
3	728230	0095	11/20/00	168000	800	0	6	1953	3	6500	N	N	114 N 183RD ST
3	728230	0095	6/26/00	150000	800	0	6	1953	3	6500	N	N	114 N 183RD ST
3	728230	0185	4/27/01	181950	910	0	6	1953	3	7300	N	N	125 N 182ND ST
3	728230	0055	7/27/01	195000	980	0	6	1953	3	7000	N	N	109 N 184TH ST
3	728230	0205	4/23/01	185000	1080	0	6	1953	3	7300	N	N	130 N 181ST ST
3	672270	0020	4/9/01	220000	1200	0	6	1954	4	8386	N	N	617 NW 183RD ST
3	728230	0075	11/29/01	197200	1220	0	6	1953	3	7000	N	N	137 N 184TH ST
3	728230	0190	6/21/00	189120	1330	0	6	1953	3	7300	N	N	131 N 182ND ST
3	040510	0355	12/18/01	207500	920	0	7	1954	3	8280	N	N	16838 PALATINE AV N
3	728230	0015	7/23/01	234500	950	850	7	1953	4	5900	N	N	114 N 184TH ST
3	329370	0461	2/2/00	187000	960	150	7	1947	3	7345	N	N	345 N GREENWOOD DR
3	329370	0489	12/8/00	225000	970	120	7	1956	4	7320	N	N	16329 DAYTON AV N
3	040510	0265	1/30/01	225000	1030	490	7	1954	4	8150	N	N	106 N 168TH ST
3	040510	0210	6/27/00	187500	1050	0	7	1955	3	6456	N	N	117 N 171ST ST
3	728310	0010	4/24/01	212500	1050	0	7	1921	5	10320	N	N	18024 1ST AV NW
3	310270	0095	3/17/00	235000	1100	550	7	1956	3	5616	N	N	17343 1ST AV NW
3	310270	0180	4/19/01	240000	1100	570	7	1955	4	8500	N	N	109 N 173RD ST
3	373390	0020	7/19/00	201675	1100	0	7	1953	3	9637	N	N	17216 3RD AV NW
3	670100	0010	5/16/00	220000	1120	520	7	1963	3	7200	N	N	18502 3RD PL NW
3	670100	0030	10/5/00	217000	1120	450	7	1963	3	7276	N	N	18518 3RD PL NW
3	728290	0027	3/21/00	254950	1120	730	7	1999	3	5839	N	N	18309 DAYTON AV N
3	619070	1076	8/23/01	255000	1140	790	7	1959	3	11711	N	N	17257 GREENWOOD PL N
3	040510	0040	3/7/00	225000	1150	620	7	1956	4	11066	N	N	228 N 171ST ST
3	040510	0215	10/25/00	195000	1170	0	7	1954	3	8276	N	N	16857 PALATINE AV N
3	122603	9091	1/24/01	215000	1170	490	7	1958	3	7956	N	N	235 NW 176TH PL
3	619070	1110	3/26/01	252000	1180	410	7	1976	3	8460	N	N	17264 GREENWOOD PL N
3	896330	0005	12/5/00	229950	1190	600	7	1965	3	7900	N	N	104 N 177TH ST
3	122603	9069	8/4/00	238000	1200	130	7	1958	3	13284	N	N	17820 PALATINE AV N

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3	286770	0030	7/20/01	180000	1200	0	7	1955	3	7895	N	N	17330 PALATINE AV N
3	743750	0005	2/16/01	206000	1200	0	7	1958	4	9120	N	N	104 N 178TH ST
3	269740	0030	11/15/00	280000	1220	680	7	1964	3	7216	N	N	623 NW 183RD ST
3	728290	0050	1/19/00	161500	1220	0	7	1953	3	6345	N	N	18212 PALATINE AV N
3	040510	0135	8/10/00	160100	1230	0	7	1956	3	9000	N	N	16805 1ST AV NW
3	259640	0060	7/24/00	255000	1240	680	7	1963	3	8600	N	N	18521 6TH AV NW
3	269740	0110	10/3/00	270000	1240	570	7	1965	3	7200	N	N	612 NW 183RD ST
3	259640	0050	12/4/01	232650	1260	0	7	1963	4	7955	N	N	18522 6TH AV NW
3	619070	1208	5/23/01	204950	1270	0	7	1977	3	8700	N	N	17225 DAYTON AV N
3	064190	0040	4/7/00	227000	1290	320	7	1965	3	7502	N	N	408 N 180TH ST
3	619070	0911	10/26/00	238950	1300	610	7	1957	3	8202	N	N	17202 3RD AV NW
3	728290	0047	2/8/00	230000	1300	900	7	1997	3	12037	N	N	18309 GREENWOOD AV N
3	950850	0055	8/30/01	260000	1300	800	7	1954	3	10088	N	N	18517 1ST AV NW
3	040510	0180	6/5/01	218000	1310	0	7	1956	3	7800	N	N	203 N 168TH ST
3	040510	0350	9/15/00	216000	1320	0	7	1954	3	8280	N	N	16844 PALATINE AV N
3	286770	0005	6/6/01	260000	1330	600	7	1956	4	11175	N	N	17233 PALATINE AV N
3	728290	0005	2/10/00	207000	1340	0	7	1955	3	15194	N	N	214 N 184TH ST
3	064170	0060	10/5/01	248000	1350	550	7	1964	3	10524	N	N	18541 PALATINE PL N
3	064180	0040	1/23/01	217000	1350	680	7	1964	3	9425	N	N	405 N 179TH PL
3	064190	0030	11/22/00	244000	1380	200	7	1965	3	7852	N	N	412 N 180TH ST
3	040510	0125	4/19/01	223000	1420	0	7	1956	3	7300	N	N	16819 1ST AV NW
3	728290	0055	6/26/00	210500	1470	0	7	1953	3	10140	N	N	18206 PALATINE AV N
3	025910	0050	4/18/01	315000	1480	0	7	1962	3	8500	N	N	416 NW 181ST ST
3	122603	9095	10/24/00	229900	1560	0	7	1958	3	11727	N	N	17834 1ST AV NW
3	729220	0050	8/17/00	205000	1600	0	7	1960	3	7650	N	N	226 NW 184TH ST
3	040510	0005	2/16/00	160000	1770	0	7	1955	3	7500	N	N	17115 DAYTON AV N
3	743750	0030	10/25/00	212000	1810	0	7	1956	4	9240	N	N	142 N 178TH ST
3	122603	9144	3/24/00	233000	2000	0	7	1991	3	8334	N	N	17824 PALATINE AV N
3	122603	9079	1/21/00	279950	2040	0	7	1958	3	10023	N	N	17826 1ST AV NW

**Sales Available for Annual Update Analysis
Area 1
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	286770	0015	9/21/00	292000	2170	550	7	1956	4	11175	N	N	17221 PALATINE AV N
3	672270	0005	10/18/01	279500	2760	0	7	1953	5	7995	N	N	637 NW 182ND ST
3	750800	0005	10/23/00	244950	1240	360	8	1959	3	7200	N	N	17504 1ST AV NW
3	303850	0020	7/9/01	255000	1260	480	8	1959	4	8000	N	N	17042 2ND AV NW
3	661950	0020	7/31/00	267000	1260	400	8	1978	3	10608	N	N	114 NW 181ST ST
3	303850	0140	6/7/00	274500	1270	1180	8	1961	4	7400	N	N	115 NW 171ST ST
3	122603	9092	12/3/01	244000	1290	1050	8	1958	5	8100	N	N	17551 1ST AV NW
3	309580	0090	4/23/01	280000	1290	0	8	1965	4	7400	N	N	18203 6TH AV NW
3	025910	0040	6/13/00	272000	1320	400	8	1962	3	8428	N	N	420 NW 181ST ST
3	896330	0055	1/4/01	250000	1380	1100	8	1959	3	18600	N	N	141 N 177TH ST
3	122603	9050	12/4/00	249950	1390	600	8	1966	3	8700	N	N	18317 1ST AV NW
3	115870	0120	10/8/01	260000	1420	480	8	1967	3	8200	N	N	17625 6TH AV NW
3	287550	0030	4/9/01	278000	1470	1350	8	1962	3	7900	N	N	317 NW 176TH ST
3	040510	0395	10/11/00	260000	1480	140	8	1963	3	11720	N	N	16824 CARLYLE HALL RD NW
3	025900	0070	3/22/00	317500	1500	440	8	1960	3	6873	N	N	17928 2ND AV NW
3	950810	0020	12/20/01	225000	1530	0	8	1954	3	12096	N	N	18532 3RD AV NW
3	329370	0450	3/17/00	310000	1560	750	8	1955	3	24245	N	N	16055 DAYTON AV N
3	701900	0020	8/25/00	224000	1560	0	8	1961	3	7680	N	N	18030 3RD AV NW
3	701900	0040	10/17/00	240500	1560	0	8	1961	3	9600	N	N	18042 3RD AV NW
3	619070	1296	8/17/00	220000	1590	0	8	1968	4	7264	N	N	215 N 171ST ST
3	671310	0020	10/23/01	260000	1730	0	8	1977	3	7790	N	N	407 N 182ND CT
3	314890	0030	10/10/01	249000	1760	500	8	1969	3	8165	N	N	17818 6TH AV NW
3	619070	0396	9/17/01	272000	1810	0	8	1942	3	15555	N	N	631 NW 180TH ST
3	286800	0010	9/15/00	266000	1850	0	8	1958	3	8125	N	N	310 NW 177TH ST
3	012603	9675	6/6/01	314000	1900	0	8	2001	3	7364	N	N	310 NW 185TH ST
3	303850	0180	6/22/00	281000	1990	0	8	1959	3	8900	N	N	135 NW 171ST ST
3	329370	0546	12/1/00	325000	2130	0	8	1999	3	7847	N	N	314 N 160TH ST
3	619070	0120	3/29/00	309950	2160	0	8	2000	3	6459	N	N	410 N 178TH ST
3	619070	0121	5/9/00	309950	2160	0	8	2000	3	5100	N	N	406 N 178TH ST

**Sales Available for Annual Update Analysis
Area 1
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	619070	1285	10/30/01	332500	2170	0	8	2001	3	8699	N	N	17029 DAYTON AV N
3	619070	1287	12/19/01	333000	2170	0	8	2001	3	8614	N	N	17025 DAYTON AV N
3	619070	0123	3/20/00	339950	2540	0	8	2000	3	5250	N	N	402 N 178TH ST
3	025910	0020	6/15/01	339500	2650	0	8	1961	3	8740	N	N	427 NW 181ST ST
3	025910	0030	11/13/00	313500	2810	0	8	1962	3	8400	N	N	430 NW 181ST ST
3	619070	0933	9/11/00	276000	1560	630	9	1983	3	14901	N	N	17128 3RD AV NW
3	310270	0101	3/17/00	294950	1900	0	9	1999	3	5075	N	N	17355 1ST AV NW
3	310270	0096	1/4/00	281950	2000	0	9	1999	3	5600	N	N	17347 1ST AV NW
3	619070	0397	4/28/00	350000	2850	0	9	1959	3	15750	N	N	625 NW 180TH ST
3	115870	0140	3/9/00	370000	1920	1960	10	1991	3	9900	N	N	643 NW 178TH PL
4	330470	0450	12/27/00	1150000	4580	0	9	1953	4	76665	N	N	HIGHLANDS, THE
4	330470	0361	6/26/00	2650000	4670	0	10	1978	4	76028	Y	N	HIGHLANDS, THE
4	330470	0170	1/7/00	1425000	4930	600	11	1969	4	106286	Y	N	HIGHLANDS, THE
4	330470	0145	10/25/00	1646500	2600	1580	12	1988	3	88862	N	N	HIGHLANDS, THE
4	330470	0290	6/29/01	4475000	7240	730	12	1934	5	99316	Y	N	HIGHLANDS, THE
4	330470	0311	3/8/01	4908000	6180	1670	13	1998	4	82764	Y	N	HIGHLANDS, THE
6	244750	0010	11/27/00	346000	1250	0	7	1953	3	11312	Y	N	1014 NW 177TH PL
6	619070	0663	3/27/01	399500	1270	1000	7	1946	3	14800	Y	N	1009 NW 178TH ST
6	619070	0693	3/21/01	399500	1590	1000	8	1959	3	9200	N	N	1004 NW 175TH PL
6	358650	0810	9/12/01	340000	1610	1000	8	1977	3	21420	N	N	16741 10TH AV NW
6	358530	0370	11/29/00	589990	1690	910	8	1972	5	16800	Y	N	933 NW RICHMOND BEACH RD
6	358650	0575	9/8/00	490000	1690	1310	8	1956	4	32800	Y	N	16906 13TH AV NW
6	619070	0660	6/29/00	536000	1690	1840	8	1951	5	12039	Y	N	1053 NW 178TH ST
6	358650	0015	6/16/00	389000	1780	650	8	1963	5	15500	N	N	1314 NW 175TH ST
6	358590	0750	6/25/01	435000	1990	0	8	1953	3	22302	N	N	1463 NW 186TH ST
6	358590	0700	12/12/01	365000	2050	0	8	1950	3	20000	N	N	1435 NW 188TH ST
6	358590	0700	6/19/01	340000	2050	0	8	1950	3	20000	N	N	1435 NW 188TH ST
6	358590	0740	4/19/01	435000	2710	0	8	1965	5	20000	N	N	1450 NW 186TH ST
6	358590	0615	1/9/01	675000	1510	0	9	1958	3	26728	Y	N	17717 17TH AV NW

**Sales Available for Annual Update Analysis
Area 1
(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	358650	0340	9/6/01	730000	1560	1510	9	1954	3	20150	Y	N	16945 14TH AV NW
6	358650	0340	6/28/00	780400	1560	1510	9	1954	3	20150	Y	N	16945 14TH AV NW
6	358590	0295	3/28/00	459950	1610	0	9	1951	3	20700	Y	N	17780 14TH AV NW
6	244750	0035	7/26/00	421000	1690	1350	9	1968	3	9300	Y	N	1031 NW 177TH PL
6	358650	0485	10/19/01	850000	1800	1620	9	1954	3	20500	Y	N	17019 12TH AV NW
6	358590	0115	4/18/01	550000	1810	780	9	1948	3	23000	Y	N	17730 13TH AV NW
6	358590	0440	11/29/01	600000	1900	1500	9	1961	3	20000	Y	N	18113 14TH AV NW
6	358590	0105	4/28/00	485000	1940	0	9	1954	3	23000	Y	N	17750 13TH AV NW
6	358590	0155	8/1/01	1100000	1950	2450	9	1958	5	22800	Y	N	18251 13TH AV NW
6	358590	0160	3/8/00	900000	2030	1990	9	1947	4	21037	Y	N	18247 13TH AV NW
6	358590	0380	2/22/00	460000	2080	0	9	1952	4	23600	Y	N	18241 14TH AV NW
6	358590	0490	12/7/00	725000	2090	950	9	1947	5	25220	Y	N	17707 14TH AV NW
6	358530	0395	8/7/00	543000	2120	880	9	1956	3	18100	Y	N	850 NW INNIS ARDEN DR
6	358650	0700	6/2/00	600000	2210	700	9	1995	3	18700	N	N	821 NW 175TH ST
6	358650	0140	1/22/01	860000	2320	1190	9	1987	3	28170	Y	N	17213 15TH AV NW
6	358590	0520	12/7/01	650000	2440	400	9	1954	3	21000	Y	N	17770 15TH AV NW
6	358650	0185	3/7/01	615000	2450	1090	9	1955	3	23924	Y	N	16751 15TH AV NW
6	358650	0580	4/19/01	557697	2550	280	9	1962	3	23000	Y	N	17000 12TH AV NW
6	025850	0050	10/5/01	522000	2690	280	9	1962	3	14200	N	N	1055 NW 179TH PL
6	358590	0940	5/2/00	470000	2770	0	9	1958	4	26710	N	N	18660 17TH AV NW
6	778535	0290	5/1/00	415000	2830	0	9	1984	3	16575	N	N	623 NW 162ND ST
6	358590	0697	6/12/01	670000	3090	0	9	2001	3	20000	N	N	1445 NW 188TH ST
6	358530	0160	1/11/01	760000	3150	530	9	1984	4	27829	Y	N	18514 RIDGEFIELD RD NW
6	358590	1000	4/24/00	885000	3180	0	9	1964	4	20000	Y	N	18605 17TH AV NW
6	358590	0180	9/21/01	950000	2290	900	10	1969	5	31200	Y	N	18219 13TH AV NW
6	778535	0710	3/22/01	435000	2340	0	10	1981	3	15488	N	N	532 NW 162ND ST
6	778535	0300	10/10/01	499000	2460	800	10	1981	3	21857	N	N	619 NW 162ND ST
6	358590	1025	12/20/01	1035000	2510	1800	10	1982	3	32093	Y	N	18401 17TH AV NW
6	358650	0025	9/29/00	690000	2550	1800	10	1978	3	21860	Y	N	1260 NW 175TH ST

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Area 1
(Single Family Residences)**

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6	778535	0500	2/23/00	497450	2550	290	10	1983	3	15886	N	N	422 NW 163RD ST
6	358530	0350	12/22/00	595000	2740	800	10	1962	3	20500	Y	N	1111 NW RICHMOND BEACH RD
6	358530	0350	12/16/00	595000	2740	800	10	1962	3	20500	Y	N	1111 NW RICHMOND BEACH RD
6	778536	0070	4/13/00	442000	2760	0	10	1983	3	34550	N	N	16529 9TH PL NW
6	778536	0300	3/23/01	425000	3010	0	10	1982	3	16640	N	N	16508 9TH PL NW
6	358650	0110	4/12/00	1350000	3130	0	10	1998	3	30510	Y	N	17269 15TH AV NW
6	778535	0390	6/7/01	537000	3200	0	10	1985	3	15000	N	N	431 NW 162ND ST
6	778536	0280	4/2/01	601000	3440	0	10	1983	3	15990	N	N	923 NW 165TH PL
6	778535	0040	12/12/01	560000	3140	0	11	1986	3	25700	N	N	624 NW 163RD ST
6	358590	1030	11/13/00	1427000	4750	0	11	1990	3	33229	Y	N	18411 17TH AV NW

Vacant Sales Available to Develop the Valuation Model Area 1

There are an insufficient number of sales to develop a valuation model.